



# City of Santa Barbara

Community Development Department

ATTACHMENT 4

[www.ci.santa-barbara.ca.us](http://www.ci.santa-barbara.ca.us)

April 21, 2008

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Brian Cearnal, AIA  
Cearnal Andrulaitis LLP  
521 ½ State Street  
Santa Barbara, California 93101

Re: ***Substantial Conformance Determination for Certain ABR Preliminary Approved Project and for the Discrepancies in the Site Statistics with Respect to the City Council-Approved Santa Barbara Cottage Hospital Foundation Work- Force Housing Project Located at 601 E. Micheltorena Street (MST 2003-00827)***

Dear Mr. Cearnal:

On March 20, 2008, the City received your formal request for a Substantial Conformance Determination on behalf of your client, the Santa Barbara Cottage Hospital Foundation, for certain ABR Preliminarily Approved Project Revisions and for the discrepancies in the site statistics with respect to the City Council-approved Santa Barbara Cottage Hospital Foundation Workforce Housing Project located at 601 E. Micheltorena Street (MST 2003-00827). As you know, the process for issuing a "Substantial Conformance Determination" is established in the Planning Commission Guidelines as approved by the City Council on July 15, 1997. A copy of your March 20, 2008, request and the exhibits attached thereto are attached hereto as Exhibit "A."

In connection with my review of this request for a Substantial Conformance Determination, I have also read or reviewed and carefully considered each of the following:

A. The Certified Environmental Impact Report for the Santa Barbara Cottage Hospital Foundation Workforce Housing Project (SCH No. 2004061105) (the "EIR") and the Addendum to the Project EIR dated April 1, 2008, prepared by Debra Andaloro, Senior Planner/Environmental Analyst.

B. The Planning Commission Staff Report dated April 3, 2008, concerning this request.

C. Comments from the Planning Commission and the public provided at the April 17, 2008, Commission hearing concerning this request and all written materials provided to the Commission in connection with the hearing.

D. The set of architectural plans submitted to the City Council in connection with the Council's November 21, 2006, decision on the appeal of the Planning Commission's land use approval of the project – as well as the plans date stamped January

22, 2008 and approved by the ABR on January 28, 2008, in issuing their preliminary design approval.

E. Such advice as I have deemed necessary and appropriate from the City Planning, Environmental, Engineering and Transportation staff.

F. Section VI of the Planning Commission Guidelines adopted by the City Council on July 15, 1997 concerning the process for making this determination.

Based on the above, I have considered that, in the opinion of the City Environmental Analyst assigned to the Project, no further environmental review under CEQA is necessary in order to make this Substantial Conformance Determination. Mitigation measures were previously made conditions of project approval by the City Council. In addition, the required environmental findings and a Statement of Overriding Considerations were previously adopted in connection with project approval by the City Council.

Based on the above, I have determined that the following are in substantial conformance with the City Council-approved Santa Barbara Cottage Hospital Foundation Workforce Housing Project located at 601 E. Micheltorena Street. I have also taken into consideration that the square footages have been revised due to an error in calculating the statistics for the 2006 approved project.

- The following revisions to the site plan:
  - The incorporation of a "woonerf" into the street design.
  - An additional open space area on the upper portion of the project site.
  - The reconnection of the lower and upper portion of the project site.
  - The reorientation of units toward the street.
  - The elimination of one row of buildings on lower portion of project site.
  - The elimination of one building fronting Micheltorena Street, relocation of the fire turnaround and improvement of the pedestrian entrance at the corner of Micheltorena and California Streets.
  - The enhancement and enlargement of the courtyard connection, incorporation of a new plaza space, and the connection of the separate parking garages below grade.
- The increase in the net floor area for the dwelling units from 127,807\* sq. ft. to 132,920 sq. ft., an increase of 5,113 sq. ft. The 2006 approved project's statistics reflected 121,310 sq. ft. of net floor area for the dwelling units.
- The increase in the net floor area for the garages/storage/mechanical from 65,144\* sq. ft. to 66,446 sq. ft., an increase of 1,302 sq. ft. The 2006 approved project's statistics reflected 64,496 sq. ft. of net floor area for the garages/storage/mechanical space.

- The decrease in the number of buildings on the project site from 49 to 43 buildings.
- The increase in the open space area from 113,418\* sq. ft. to 114,259 sq. ft., an increase of 841 sq. ft. The 2006 approved project's statistics reflected 101,215 sq. ft. of total open space.
- The decrease in the overall building footprint from 85,650\* sq. ft. to 81,373 sq. ft., a decrease of 4,277 sq. ft. The 2006 approved project's statistics reflected 80,771 sq. ft. of overall building footprint.
- The increase in the total paved areas from 91,364\* sq. ft. to 99,576 sq. ft., an increase of 8,212 sq. ft. The 2006 approved project's statistics reflected 85,334 sq. ft. of total paved areas.
- The decrease in the landscaped area from 81,732\* sq. ft. to 77,797 sq. ft., a decrease of 3,935 sq. ft. The 2006 approved project's statistics reflected 92,641 sq. ft. of landscaped area.
- The decrease in the amount of grading from 20,300 CY of cut, 16,100 CY of fill to 14,500 CY of cut, 12,100 CY of fill, a decrease of 5,800 CY of cut and 4,000 CY of fill.
- The elimination of six of the 23 distance between building modifications approved with the original project.
- The increase in the distance for 13 of the 23 distance between building modifications bringing these modifications more in compliance with the Zoning Ordinance requirement.
- The decrease in the distance for four of the 23 distance between building modifications making these modifications less conforming with the Zoning Ordinance requirement.
- The elimination of one of the six front yard modifications approved with the original project.
- The increase in the setback distance for the remaining five front yard modifications bringing these modifications more into compliance with the Zoning Ordinance requirement.

\*This number represents the corrected 2006 approved project statistics.

In making the determination that the project changes are in substantial conformance with the City Council project approval, I am requiring that the following additional provisions be carried out in connection with the ABR review of the Project for Final Design Approval:

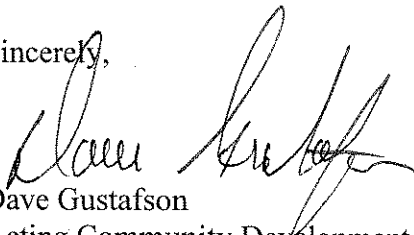
1. The applicant and Architectural Board of Review (ABR) shall work together to find places to incorporate substantial trees on the podium deck and light wells to provide natural light in the parking area in the parking podium.
2. The applicant and ABR shall work together to increase the percentage of permeable surfaces for on-site walkways to the maximum extent feasible.

3. The applicant and the ABR shall review and incorporate the Historic Landmarks Commission's recommendations on the landscape plan where appropriate.

Finally, I will ask the Community Development Department Code Enforcement staff to review the Villa Riviera Conditional Use Permit (CUP) to make sure that deliveries are being carried out as required by the CUP.

Should you have any questions or require clarification of this letter, please contact me or Irma Unzueta.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Gustafson", written over a horizontal line.

Dave Gustafson  
Acting Community Development Director

cc: Mayor and City Council  
Stephen P. Wiley, City Attorney  
Bettie Weiss, City Planner